

# SHOCKEY

THE PARTNER OF CHOICE®

101 Prospect Drive  
Frederick County, VA



- Lease Square Footage: 63,000 SF
- Interior Fitout: 2,252 SF of Office Space
- Clear Height: 32' Clear
- Structure: Insulated Concrete Walls
- Slab Quality: 7" Concrete
- Warehouse Lighting: LED with Motion Sensors
- Sprinkler System: ESFR
- Power: 800 Amp
- Warehouse Heat: Cambridge Style RTU's
- Loading/Doors: 6 Dock Positions
- Employee Parking: 25 Parking Spaces
- Trailer Parking: 9 Off-Dock Trailer Drops

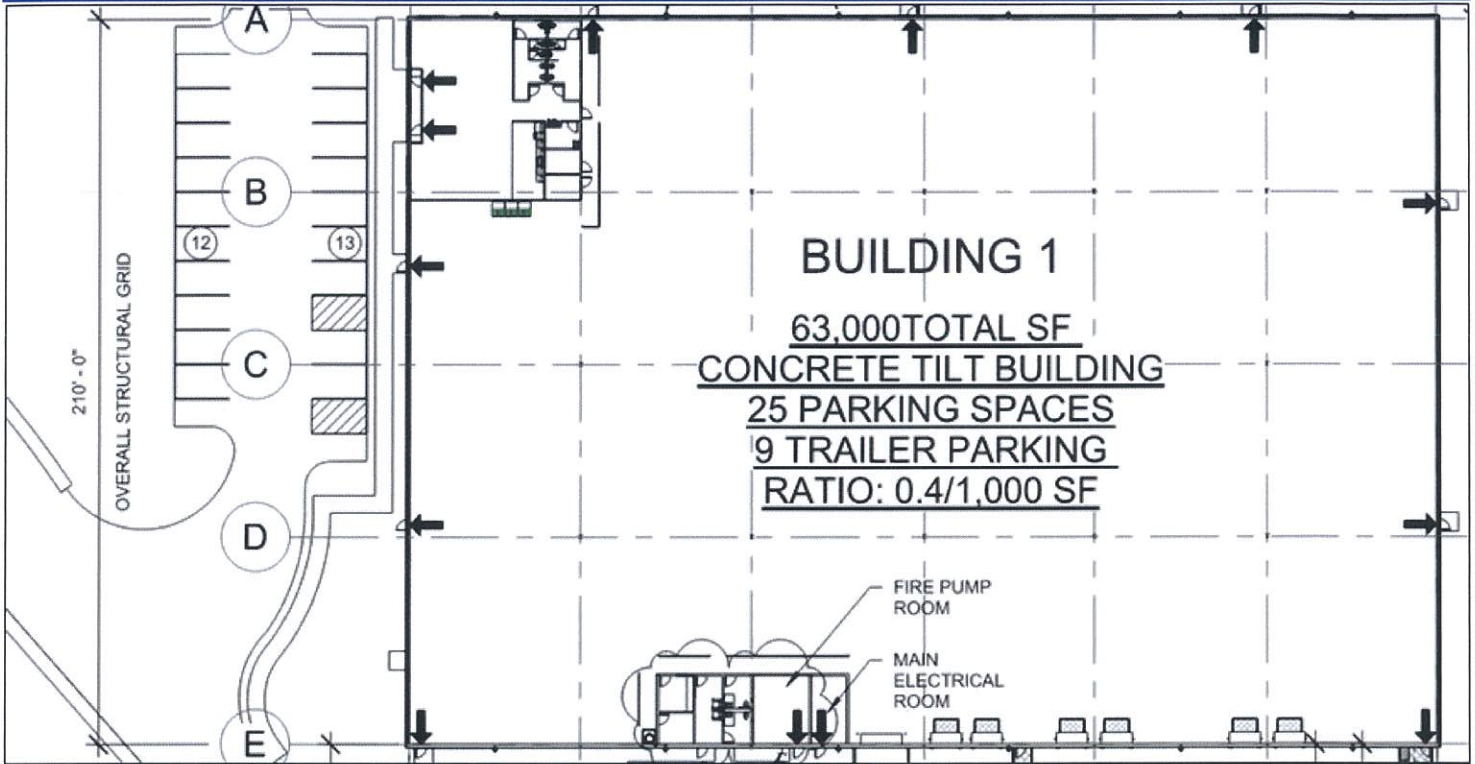
**SHOCKEY**  
PROPERTY MANAGEMENT, L.C.

Ryan Shaw, Director of Property Development

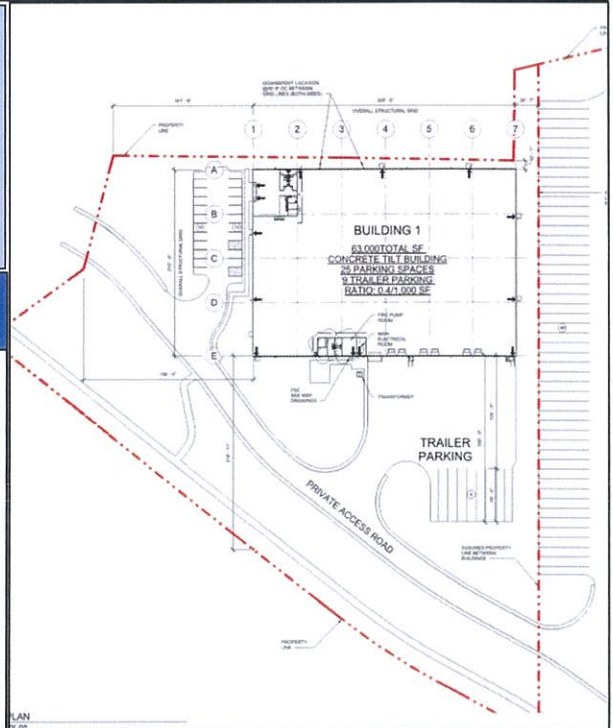
Cell: 540-323-3329

Email: [rshaw@shockeycompanies.com](mailto:rshaw@shockeycompanies.com)

[www.shockeyproperties.com](http://www.shockeyproperties.com)



- 1.5 Miles to I-81 Exit 317
- 18 Miles to Virginia Inland Port



**FORT COLLIER      STONEWALL      OTHERS NEARBY**
